

Chairperson: Attorney Roy B. Evans, 414-445-3855  
Clerk: Linda K. Durham, 414-278-4225  
Research Analyst: Glenn Bultman, 278-5276

## **PARK EAST COMMUNITY ADVISORY COMMITTEE**

**Wednesday, April 25, 2007 – 3:00 P.M.**

**Milwaukee County Courthouse, Room 201-B**

### **MINUTES**

Tape No. 3: Side A, #001 to EOT  
Tape No. 3: Side B, #001 to #562

**PRESENT:** Palazzari, Eppli, Fendt, Harris, Zepecki and Evans (Chair) – 6

**EXCUSED:** Goldstein, Rev. Jackson, Ruzicka - 3

**ABSENT:** Abelson, Balistreri, Parr - 3

#### **Scheduled Items:**

1. Committee activities and updates.

Chairman Evans reviewed the assignments from the last meeting. He advised that he and Ms. Fendt attended two meetings held by the City of Milwaukee to hear and participate in discussions from developers, who are under contract with Milwaukee County for development of parcels in the Park East corridor, regarding financial assistance (tax incremental financing) from the City.

Considerable discussion ensued regarding a resolution sponsored by Alderman DeMotto to expand the Park East TIF.

Chairman Evans indicated that at the meetings, he provided testimony as a member of the Mayor's Tax Incremental Financing Advisory Committee and also as the Chair of this committee. He stated that he advised the City Committees that this committee had nothing to do with their perception that it slowed down the process in dealing with the bids in the bid process.

Mr. Bultman commented that he believes there is a mood change among the aldermen based on conversation from the two City committees. The aldermen may be more receptive to take another look at "community benefits" rather than at the "PERC".

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## Scheduled Items (Continued):

Discussion ensued relative to hotels that received city assistance through TIFs and what they were used for. Mr. Eppli advised that TIFs are generally used for three purposes; infrastructure, environmental mediation and site improvements.

### 2. Committee assignments and reports.

Pamela Fendt advised that Mr. Goldstein and Mr. Harris met and are working on looking into good models for local hiring provisions in the PERC. A workgroup will be put together soon. Ms. Fendt advised that she and Mr. Eppli drafted letters to County Board Chairman Lee Holloway regarding affordable housing (copies of which are attached to the original of these minutes).

Mr. Eppli provided comments and reviewed the wording in the letter he drafted pertaining to affordable housing in the Park East corridor.

Discussion ensued relative to both draft letters and what should be addressed in the final letter. Committee members agreed that the following issues should be addressed: affordable housing has been ignored, it's an unfunded mandate and the committee would like to have it be more inclusionary. Mr. Eppli will re-work some of the language of the letter, e-mail it to Committee members for their review and then forward it to Chairman Holloway. Copies of the letter will be forwarded to County Executive Scott Walker, Supervisor Michael Mayo, Bob Dennik and Glenn Bultman.

### 3. Meeting with County Board Chairman Lee Holloway.

Chairman Evans provided general comments relative to his meeting with County Board Chairman Lee Holloway. He expressed concerns to the Chairman about bridging the gap between the City and the County relative to the PERC, since it is imperative that the City and County work together for all taxpayers.

### 4. Department of Economic and Community Development response.

#### **APPEARANCE:**

Glenn Bultman, County Board Research Analyst

Discussion ensued relative to the April 12, 2007 letter forwarded to Bob Dennik (a copy of which is attached to the original of these minutes) and Mr. Dennik's response to the letter, dated April 19, 2007 (a copy of which is attached to the original of these minutes).

### Scheduled Items (Continued):

Mr. Bultman advised that he expects an extension of Block 6E to be scheduled for the next Economic and Community Development Committee agenda.

5. Old business/New business.

Mr. Bultman brought the Committee up to date on what happened with the three WHEDA applications that were submitted with the County providing some funds. Two projects were recommended by the Behavioral Health Division and were approved by the County Board in the February Board meeting. One project is on 12<sup>th</sup> and Highland (remodeled from a rooming house to 24, 1-bedroom units), sponsored by Guest House and a private developer. The other project (new construction – 24 units) is on 25<sup>th</sup> and Center, sponsored by a church group and a private developer. The total amount the County allocated to these two projects is approximately \$500,000. The third project is on Knapp and Esther at St. Catherine Residence (46 units of new construction adjacent to their existing building). The County allocated \$100,000 for this project. All of these projects will be affordable housing and will be built in 2007.

Discussion ensued as to whether or not the above-mentioned projects are part of the PERC.

Ms. Fendt will draft an additional paragraph addressing housing in the Park East to be included in the letter to Chairman Holloway.

STAFF PRESENT: Glenn Bultman, County Board Research Analyst

Adjourned: 4:40 p.m.

*Linda K. Durham*

Linda K. Durham, Committee Clerk

<b><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities 278-3932 (voice) or 278-3937 (TTY) upon receipt of this notice.</i></b>
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